

033.0

0001

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

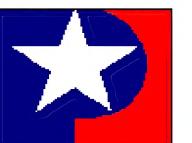
739,200 / 739,200

USE VALUE:

739,200 / 739,200

ASSESSED:

739,200 / 739,200



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		HADLEY CT, ARLINGTON

## OWNERSHIP

Owner 1:	DAY KRISTIN L & BRIAN D	Unit #:
Owner 2:		
Owner 3:		

Street 1: 12 HADLEY CT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

## PREVIOUS OWNER

Owner 1:	TOFURI JOHN J -
Owner 2:	-

Street 1: 263B NAHANT ROAD

Twn/City: NAHANT

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01908		

## NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 2042 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	64.	1.00	3									384,000						384,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										22576
										GIS Ref
										GIS Ref
										Insp Date
										05/24/15

!2696!

## USER DEFINED

Prior Id # 1:	22576
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:03:30
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	355,200	0	6,000.	384,000	739,200	739,200	Year End Roll	12/18/2019
2019	101	FV	291,100	0	6,000.	348,000	639,100	639,100	Year End Roll	1/3/2019
2018	101	FV	291,100	0	6,000.	330,000	621,100	621,100	Year End Roll	12/20/2017
2017	101	FV	291,100	0	6,000.	288,000	579,100	579,100	Year End Roll	1/3/2017
2016	101	FV	291,100	0	6,000.	246,000	537,100	537,100	Year End	1/4/2016
2015	101	FV	225,200	0	6,000.	228,000	453,200	453,200	Year End Roll	12/11/2014
2014	101	FV	206,200	0	6,000.	189,000	395,200	395,200	Year End Roll	12/16/2013
2013	101	FV	206,200	0	6,000.	180,000	386,200	386,200		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOFURI JOHN J,	60618-311		11/30/2012		410,000	No	No		
TOFURI ANGELO J	44999-325		4/15/2005	Family		1	No	No	
	8802-552		1/1/1901	Family		No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2013	1615	Addition	94,000	C				
10/4/2013	1478	Inter-De	5,000	C				
5/22/1992	190	Manual	2,850					ROOFING

## ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2015	Meas/Inspect	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
1/28/2014	Info Fm Prmt	EMK	Ellen K
3/30/2009	Meas/Inspect	189	PATRIOT
3/21/2000	Inspected	276	PATRIOT
2/22/2000	Measured	264	PATRIOT
8/9/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA

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